

Submitted April 8, 2015
Approved as of
Date April 8, 2015

**MINUTES OF THE ROCKVILLE PLANNING COMMISSION
MEETING NO. 06-2015
Wednesday, March 25, 2015**

The City of Rockville Planning Commission convened in regular session in the
Mayor and Council Chambers at 7:00 p.m.
Wednesday, March 25, 2015

PRESENT

Don Hadley, Chair
Anne Goodman John Tyner, II
David Hill
Jack Leiderman

Present: Andy Gunning, Assistant Director CPDS
Deane Mellander, Zoning Administrator
David Levy, Chief of Long Range Planning
Ann Wallas, Planner III

I. RECOMMENDATION TO MAYOR AND COUNCIL

Zoning Text Amendment TXT2015-00241, Review of proposed recommendation to the Mayor and Council regarding the requirement for landscaping buffers between industrial and residential uses. This item was reviewed by the Commission during the March 11, 2015 meeting.

Deane Mellander presented his summary of the text amendment follow-up to Mayor and Council.

Commissioner Hill moved, seconded by Commissioner Tyner, in addressing the Planning Commission letter for TXT2015-00241 to the Mayor and Council of Rockville draft dated March 6, 2015, the following edits have been implemented and move its approval by this body: 1) the third paragraph should read “The Commission is supportive of the intent to the text amendment, however, the sense of the Commission is this is premature; 2) the Commission recommends deferral of action until the Southlawn Industrial Area Feasibility Study and the committed master planning has been completed. If you do proceed, the following detailed considerations are offered for your recommendation: 3) in the fourth paragraph, the Commission would integrate Commissioner Littlefield’s proposed text, and move to change the last sentences to read “if the above regulations are adopted, the ways to mitigate hardship for the owners of industrial sites might include decreasing their front setback allowing them to develop a higher percentage of their lot or allowing them to participate in the City’s Rainscapes Programs.”

In the last paragraph on the first page, the last word “misguided” should be replaced with “ineffectual.”

In the first paragraph on the second page, in the second to last sentence the phrase, “the adjoining homeowner” will be changed to “abutting homeowner,” and the third paragraph on that page would be changed to the edits Commissioner Littlefield proposed in his email, with the last sentence of those edits, “being with such limited tangible applicability the Commission has concerns that this amounts to overblown code.”

Commissioner Goodman requested that the concept that this is a one-size-fits-all proposal be added and would like to insert a second sentence in the third paragraph on the first page. She said she is concerned that this may be a one-size-fits-all regulation that may not be applicable in all instances and may require further evaluation.

Commissioner Hill offered a friendly amendment, which was accepted, to place Commissioner Goodman’s amendment as a separate paragraph following the third paragraph.

The motion passed 5-0 (Commissioners Littlefield and Trahan were absent).

II. DISCUSSION ITEMS

A. Comprehensive Master Plan Update. The Commission will discuss the update process.

David Levy and Ann Wallas began their discussion on customizing neighborhood meetings, the process and timeline for the kick-off meeting and subsequent community meetings, and introduced the proposed kick-off meeting agenda.

The meeting recessed at 8:30 pm and reconvened at 8:40 pm.

The discussion continued.

B. Draft Rockville Pike Plan Update. Discussion of the status of the plan.

David Levy briefed the Commission on the March 23rd Mayor and Council meeting and says he hopes to have their approval on the March 30th meeting. He also discussed the scale of cost impacts.

III. COMMISSION ITEMS

- A.** Staff Liaison Report – Mr. Gunning provided a preview for the upcoming Commission meeting. He also informed the Commission about a statewide bill that would amend the Master Plan adoption requirements.
- B.** Old Business – None
- C.** New Business – None
- D.** Minutes – Commissioner Hill moved, seconded by Commissioner Tyner, to approve minutes from meeting 03-2015 dated February 11th as written. The motion passed 5-0 (Commissioners Littlefield and Trahan were absent).

Commissioner Leiderman moved, seconded by Commissioner Goodman, to approve minutes from meeting 04-2015 dated February 25th with noted edits. The motion passed 5-0 (Commissioners Littlefield and Trahan were absent).

E. FYI Correspondence – Guidance for making motions

IV. ADJOURN

There being no further business to come before the Planning Commission, the meeting adjourned at 9:46 p.m.

Respectfully Submitted,

Sandra Y. Driver, Commission Secretary